

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, August 4, 2016**
7 PM City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:03 PM.

Planning Board attendance:

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Elin A. Gaynor, Vice	X		
Ronald Czelusniak, Clerk	X		
Gregory A. Hamelin		X	
Tom Reniewicz	X		
Michael Sarnelli	X		

Planning Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director	X		
James Dawson, Development Manager	X		

ITEM 1:

Zone Change from Residential A to Business A for 0.398 acres for potential sale of property for use as small scale production/assembly of musical instruments. Location: 292 New Ludlow Rd., Applicant: Mike Brunetti/John Wellman, 24 Kelly Rd., Chicopee, MA 01022

Notes: The Planning Board received a letter from the Applicant requesting withdrawal of the zone change petition. The letter was read into the record of the meeting. The Board voted to accept the withdrawal request.

Motion to accept the withdrawal request was made by Ron Czelusniak and seconded by Elin Gaynor. Vote was 5-0 to recommend acceptance of the withdrawal of the petition.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 2:

Zone Change from Residential A to Business B for 2,964 SF of land for the purpose of converting the entire property to Business B. Location: 157 Trilby Ave. Applicant: Andrew J. Crane, A. Crane Construction, 621 Grattan St., Chicopee, MA 01020

Notes: Andrew Crane explained the reason for the zone change request stating that a small portion of the rear of 157 Trilby Ave. was zoned Residential A. The property is owned by Ayotte and King Flooring. Mr. Crane explained that the owner was requesting the zone change to make the zoning of the entire property consistent. Planning Staff noted that this request did not create a spot zone as it was part of a much larger Business B zone.

Motion to approve was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 5-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 3:

Definitive Site Plan for a 16-unit condominium development. Location: 114 McKinstry Ave. (corner of Haus Ave.) Assessor Map 387, Parcel 1. Applicant: Sergey Savonin, 30 Clifton Dr., Agawam, MA 01001.

Notes: The Applicant was not in attendance. Based on the SPRAC comments from the July 28, 2016 meeting the Board voted to table the hearing on this project to September 1, 2016.

Motion to table was made by Elin Gaynor and seconded by Tom Reniewicz. Vote was 5-0 to table to September 1, 2016.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Elin A. Gaynor, Vice			X	
Ronald Czelusniak, Clerk			X	
Tom Reniewicz			X	
Michael Sarnelli			X	

ITEM 4:

Waiver of Preliminary Plan for 235 Meadow St.

Notes: The Waiver of Preliminary Plan was not addressed as the plans were tabled until September 1, 2016 due to a zoning violation and numerous SPRAC and Board concerns.

ITEM 5:

Site Plan with Waiver for a proposed 9,180 SF Family Dollar store. Location: 235 Meadow St. Applicant: HRES Meadow, LLC., 5100 West Kennedy Blvd., Tampa, FL 33609

Notes: Jeff Galarneau from VHB presented the plans for the Applicant. He explained the aspects of the plan and addressed questions from Abutters. Planning Staff recommended to the Board that the plan be tabled until the zoning violation with regard to the dead ended parking lot and the numerous SPRAC concerns were addressed and corrected. The Board also added a couple of concerns regarding lighting and trees that they want addressed. The Board voted to table the plans until September 1, 2016.

Motion to table was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 5-0 to table until September 1, 2016

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Elin A. Gaynor, Vice			X	
Ronald Czelusniak, Clerk			X	
Tom Reniewicz			X	
Michael Sarnelli			X	

ITEM 6:
Minutes from July 14, 2016

Notes: Elin Gaynor abstained from the vote on the minutes since she was not in attendance on July 14, 2016.

Motion to approve was made by Tom Reniewicz and seconded by Mike Sarnelli. Vote was 4 in favor to zero opposed with one abstention.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice				X
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

ITEM 7:
New Business/Discussion

Notes: Planning Staff informed the Board that the Zoning Reform Bill did not pass this year and may come up again in the next session in 2017.

Planning Staff gave brief updates on potential Cabotville redevelopment; Lyman Mills redevelopment and the status of the Dunkin Donuts project at the corner of McKinstry Ave. and Meadow St.

ITEM 8:
Adjournment

Motion to adjourn was made by Tom Reniewicz and seconded by Elin Gaynor. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			

Meeting adjourned at 8:05 PM.